

FACILITIES REVIEW COMMITTEE TECHNICAL REVIEW AND RECOMMENDATIONS HEDLUND 3-LOT PARTITION (LD2004-0039 & ADJ2004-0017)

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the application as identified below:

- **All eleven (11) criteria are applicable to the submitted Land Division application, LD2004-0039.**
1. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.*

The applicant has stated that all Critical Facilities surround the site. Staff has reviewed existing utility lines and has confirmed that water, storm sewer and sanitary lines do exist within close proximity of the site. The applicant will not construct a storm water retention facility on site; rather a fee in lieu will be paid to the City. All other critical facilities such as electricity, natural gas and telephone are available to serve each lot.

A traffic analysis was not required of this development. The trip generation of the proposed 3-lot single family subdivision is not great enough to meet the threshold requirement (Development Code Sec 60.55.10.7 Traffic Analysis). The surrounding street system will adequately accommodate the traffic from this development. SW 152nd Ave is classified as a Neighborhood Route and is currently improved to city standards. The development is proposing two driveway accesses onto SW 152nd Ave and one driveway onto SW Hedlund Lane.

FINDING: Staff finds that the development meets the requirements of Development Code Section 60.55.15 & 60.55.30, as conditioned. Therefore, Staff find that by satisfying the condition of approval, the proposal meets the criterion for approval.

2. *Essential facilities and services are available or can be made available prior to occupancy of the development. In lieu of providing essential facilities and services, a specific plan strategy may be submitted that demonstrates how these facilities, services, or both will be provided within five years of occupancy.*

Essential street facilities to serve the site are conditions of approval. Sidewalk, curb and gutter improvements are proposed on SW Hedlund Lane. SW 152nd Avenue is conditioned to meet City of Beaverton Neighborhood Route Street Standards. The site will be served by the City of Beaverton Police Department for public safety. Sidewalks will be constructed to meet all Americans with Disabilities Act regulations. On-site pedestrian and bicycle facilities will not be required since this application is for the construction of detached dwelling units.

FINDING: Staff find that by satisfying the condition of approval, the proposal meets the criterion for approval.

3. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance which shall be already approved or considered concurrently with the subject proposal.*

The applicant is proposing to create a 3-lot partition on the northeast corner of SW 152nd Avenue and SW Hedlund Lane. The property is zones Urban Standard Density (R-5) with a minimum 5,000 square-foot lot size. The applicant is proposing to create 3-lots, each greater than 5,000 square-foot in size. The Development Code allows Detached Dwelling units as a permitted use in the R-5 zoning designation (Section 20.05.20.2.A.1). The applicant has applied for an adjustment to deviate from Section 20.05.50.2.B to allow the depth to be greater than 2 ½ times its width.

FINDING: Therefore, staff finds that the proposal meets the criteria for approval.

4. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Regulations) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.*

Transportation:

The applicant will be required to dedicate an additional 5-foot of right-of-way along the southern property boundary along SW Hedlund Lane to meet current street standards. No additional street right-of-way will need to be dedicated along SW 152nd Avenue.

Parking Standards of Section 60.30

Parking standards as required in Section 60.30.10.5 will be addressed during the building permit phase of the project. All detached dwelling units will have to meet minimum parking standards of 1 parking space per dwelling unit. No building permits have been applied for at time of this report, however, as a condition of approval all parking requirements as stated in Section 60.30.10.5 will have to be met.

With consideration to bicycle parking, no bicycle parking is required for detached dwelling units as stated in Section 60.30.10.5.

Street Trees of Section 60.15.15.3:

The applicant has stated that street trees are proposed as a part of this overall project. Staff will condition that the prior to final plat that the applicant pay the Street Tree fee to the City, in accordance with 60.15.15.3.G of the Development Code.

FINDING: Therefore, staff finds that by meeting the Conditions of Approval the proposal meets the criterion for approval.

5. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency;*

The location and design of the Land Division will not require any private common facilities. Each property owner of the newly created lots will be responsible for individual maintenance to the right-of-way including the sidewalk. All other periodic maintenance of the public street and utilities will be the responsibility of the City or other public agencies.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

6. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.*

The proposed land division shows the two driveways (Lots 1 and 2) connecting to SW 152nd Avenue, which is a neighborhood route in a safe and efficient manor. Lot 3 will access SW Hedlund Lane through a separate driveway. Sidewalks are also proposed surrounding the site allowing pedestrians to traverse along the perimeter of the site without conflict with vehicles. The site will have safe and efficient vehicular and pedestrian circulation patterns, in conformance with Development Code Section 60.55.15, 60.55.65 and 60.55.70

FINDING: Therefore, staff finds that by meeting the Conditions of Approval the proposal meets the criterion for approval.

7. *The on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner.*

The applicant shows that the project will not create any new public street within the site of the land division. All connections from individual lots to the surrounding circulation system (i.e., SW 152nd Avenue and SW Hedlund Lane and the bordering sidewalks) will be in a safe, efficient, and direct manner. With conditions of approval, the site shall have adequate internal vehicular circulation.

The development is conditioned to provide assurance that adequate sight distance is being provided from the proposed driveway accesses to SW 152nd and SW Hedlund Lane so that the on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner, in conformance with Development Code Section 60.55.15, and adequate internal pedestrian circulation, in conformance with Development Code Section 60.55.10.

FINDING: Therefore, staff finds that by meeting the Conditions of Approval the proposal meets the criterion for approval.

8. *Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards at a level which will provide adequate fire protection, including, but not limited to, fire flow, and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;*

The applicant states that the proposed subdivision complies with all adopted City codes and standards. The applicant has designed the partition to front

all public streets to allow adequate vehicle access and circulation for emergency vehicles. Fire protection and fire flow will be adequate in the level of service to the site. TVF&R has reviewed the proposed partition and commented that fire hydrants shall be within 500-feet with a minimum fire flow of 1,750 gallons per minute or all proposed buildings must have fire sprinklers. Staff has reviewed the location of the site has confirmed the location of two fire hydrants within 500-feet of the site. All other aspects of the partition has been designed in accordance the adopted City Development, Engineering, and Building codes. The City will conduct inspections thought the construction for the project to ensure compliance with all Code provisions.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

9. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

No grading will take place on site as part of this proposed project. All construction grading will take place during the construction of the individual dwelling units.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

10. *That access and facilities for physically handicapped people are incorporated into the site and building design, with particular attention to providing continuous, uninterrupted access routes.*

Upon final development of the site a sidewalk, meeting all Americans with Disabilities Act regulations will be constructed. The applicant proposes a 5-foot sidewalk along SW Hedlund Lane which will connect into the existing 5-foot sidewalk on SW 152nd Avenue. The primary use of this site will be residential and all ADA issues will be addressed during the building permit phase of the development. With conditions of approval, the site will be in conformance with ADA requirements. This is in conformance with Development Code Section 60.55.65.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

11. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

The applicant has supplied all applicable submittal requirements, as specified in Section 50.25.1. Therefore, the project proposal meets the criterion for approval. An application for a Minor Adjust for lot 3 has been submitted and is being reviewed concurrently. Both applications are dependent on each other for approval in order for the project to be approved as proposed.

FINDING: Therefore, staff finds that by meeting the Conditions of Approval the proposal meets the criterion for approval.